

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> December 14, 2021
<b>TO:</b> Land Development Services Department of Building & Safety			<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>		Drainage Study for:	<b>COPIES TO:</b>
		<b>Summerlin West Village 25 - Sandstone Rise Dr. (Street M) (from Park Drift Trail &lt;Street K&gt; to Sky Vista Drive) – Update #2</b>	Atkins
<b>Cross Streets:</b>	NWQ of Sky Vista Drive & Far Hills Avenue		Howard Hughes Company LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5221F.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-21-801-001, 137-22-301-001		CCRFC
<b>Zoning Action:</b>	N/A		
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES <b>X</b>	NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	11/20/2019	12/26/2019	Not Approved	\$400.00	3652617: \$400
2 <sup>nd</sup> Submittal	1/22/2020	2/20/2020	Conditional Approval	\$400.00	3713777: \$400
CCRFC	5/12/2020	5/26/2020	Concurrence Recv'd	N/C	N/C
3 <sup>rd</sup> Submittal (Paid on 2/4/2021)	1/27/2021	2/16/2021	Not Approved	\$100.00	4157963: \$100
4 <sup>th</sup> Submittal (Paid on 3/25/2021)	3/10/2021	3/25/2021	Not Approved	\$400.00	4214928: \$400
Supplement	3/29/2021	3/30/2021	Approved	N/C	N/C
5 <sup>th</sup> Submittal	11/24/2021	12/14/2021	See Comments Below	\$100.00	4547503: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$1,400.00</b>	----

**REMARKS:**

**5<sup>th</sup> Submittal: Update #2 to add a lateral stub at future Parcel I and update the hydraulic model and calculations**

**3<sup>rd</sup> & 4<sup>th</sup> Submittal: Update #1 and Addendum to Update #1**

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

- Sheet 15/32:** The rim of SDMH #7 is 3632.27 while per Table 6 (WSPG-W Mainline Summary) in the *Update Study*, the HGL at SDMH #7 is 3632.29. This did not agree with the statement in the Update that quote: "All HGLs modeled, including the hydraulic jumps, are greater than 1 foot below the existing and or proposed surfaces." –end quote.

Review and resolve in the next submittal.

The following condition is repeated until it is complete:

1. The project proposes to build temporary drainage facilities including drainage berms/swales for the flood protection of the proposed **Sandstone Rise Drive**. Prior to final plan approval the developer must complete a **Maintenance & Liability Agreement** for the interim drainage improvements and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facilities and an exhibit that adequately shows the location and limits of the drainage facilities to *City of Las Vegas Flood Control* for approval. Once the drainage study is conditionally approved, the engineer should contact the *City's Land Development Section (229-6371)* to begin the agreement process.

In order for the maintenance bond to be released in the future, a drainage update / letter will be required to justify that the offsite berms / channels are no longer necessary and can be removed.

**NOTE:** Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

**NOTE:** Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

**END OF REMARKS**  
HDR/AYS

T/R/S: T20S/R59E/21  
AREA K-21